U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Murphy Building Removal - Removal Polrep
Final Removal Polrep

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: **POLREP #3**
Final
Murphy Building Removal
C5G3
East St. Louis, IL
Latitude: 38.6272680 Longitude: -90.1580340

To: Richard Karl, USEPA
Jason El-Zien, U. S. EPA
Mark Durno, USEPA
Marc Colvin, USEPA
John Glover, USEPA
Mark Johnson, ATSDR
Jeff Kelley, USEPA
Carl Norman, USEPA
Bruce Everetts, Illinois EPA
Tom Crause, Illinois EPA
Chris Cahnovsky, Illinois EPA
Tom Miller, Illinois EPA
Ron Robeen, Illinois EPA
Mark Wagner, City of East St. Louis, IL
D Hudson, City of East St. Louis, IL

From: Kevin Turner, OSC
Date: 5/1/2013
Reporting Period: 2/28/2013 - 5/1/2013

1. Introduction

1.1 Background

Site Number:	C5G3	**Contract Number:**	
D.O. Number:	110	**Action Memo Date:**	
Response Authority:	CERCLA	**Response Type:**	Time-Critical
Response Lead:	EPA	**Incident Category:**	Removal Action
NPL Status:	Non NPL	**Operable Unit:**	
Mobilization Date:	11/28/2012	**Start Date:**	11/28/2012
Demob Date:	4/2/2013	**Completion Date:**	4/2/2013
CERCLIS ID:		**RCRIS ID:**	
ERNS No.:		**State Notification:**	
FPN#:		**Reimbursable Account #:**	

1.1.1 Incident Category

Time Critical Removal Action – Extensive water damage and disrepair to the building along with trespasser and vandalism to asbestos containing materials (ACM) pipe-wrap created hazardous human health conditions. The buildings' poorly maintained and dilapidated state caused loose and friable asbestos conditions that previously created an on-going release of asbestos fibers.

1.1.2 Site Description

The Site was a six-story former professional office building that has not been properly maintained and fallen into disrepair. The Site is in the middle of the downtown business district of East St. Louis, IL. The light-rail MetroLink rapid transit system serving the Illinois side of the St. Louis Metropolitan area is to the southwest and directly behind the Site property.

1.1.2.1 Location

The Murphy Building Site was located at 234 Collinsville Avenue just west of the intersection of Collinsville Avenue and St. Louis Avenue in East St. Louis, St. Clair County, Illinois, 62201. Retail clothing stores, a retail specialty shop, a night club and many abandoned properties are located immediately and all around the Site.

1.1.2.2 Description of Threat

Every room of the Murphy Building previously contained extensive amounts of building debris and rubble from weather eroded conditions of the building construction materials, also subjected to extensive vandalism and scrap-steel theft. The basement and first-floor had piles of building materials that previously stood as high as 4-feet. The fire escapes and concrete landings located on the backside of the building previously posed a significant safety concern to enter the building. Vandalism scrapping activities previously left a large amount of ACM pipe-wrap, ACM impacted rubble and extensive building material debris on the Site, exposed to weathering conditions.

Friable asbestos is a listed hazardous substance under 40 C.F.R. § 302.4. IEPA and U.S. EPA testing found friable asbestos within the structure and debris at the Site. Friable asbestos in the debris had the potential to leave the Site via airborne migration.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Due to the deteriorated condition of the Murphy Building, the City of East St. Louis has tried but failed to get the owner of the building to address the structural and asbestos concerns. Additionally, the City issued a Notice of Condemnation for the building. As a community, East St. Louis is experiencing new development and stabilization of the community through increased housing and commercial activity and is working hard in the re-vitalization of this area, which is the heart of downtown East St. Louis, Illinois.

On September 21, 2011, representatives from the Illinois Environmental Protection Agency (IEPA) Regional Office in Collinsville conducted an inspection of the Site and collected samples of ACM impacted building materials. Most notably these samples came from debris piles strewn about inside and outside the building. The IEPA lab sample results concluded that ACM is present inside and outside the building and comingled with debris piles.

The IEPA officially referred the Site to the agency on March 20, 2012. As a result of that referral, the U.S. EPA took steps to conduct a Site Assessment on May 30 and 31, 2012, and to document the known threats to human health and the environment. Observation made during the Site Assessment and previous site tours found extensive water damage to the building along with trespasser and vandalism to ACM pipe-wrap. These conditions have caused loose and friable asbestos conditions. Although there is a locking gate to the front facade entrance to the site, scrap metal and vandalism access is observed from the backside of the building. Also, evidence of the unfettered access comes from homeless persons who have placed two mattresses on the floors in several rooms. Scrap steel theft and vandalism was also observed within the building during the Site Assessment. Degradation of interior building systems did create additional ACM and asbestos fiber release(s) in construction rubble and debris and a release into the air.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

U.S. EPA mobilized ERRS and START contractors to assist with the removal of ACM pipe-wrap, ACM building materials and ACM debris piles found throughout the building and debris piles on the first and basement floors.

2.1.2 Response Actions to Date

On November 28, 2012, US EPA mobilizes ERRS, Environmental Restoration, LLC (ER, LLC) contractor to the site to begin site clearing and grubbing activities. Track mounted equipment along with a chain saw was used to remove trees that created an impediment to ingress/egress to the back of the Murphy Building. START, Weston Solutions, Inc. was tasked to initiate photo-documentation of work activities and maintain clean-up progress.

On December 11, 2012, a sub-contractor to ER, LLC, Haydon Wrecking Company, initiated and completed partial demolition on the backside of the building to remove dangling concrete and rebar that posed a significant safety concern with safe ingress/egress into the building.

On December 13, 2012, an engineering company, Structures, Inc. performed a structural inspection of the entire building. This was performed after the partial demolition activities to assess the structural integrity of building prior to building entry. The preliminary assessment of the structural engineer inspection was favorable to allow personnel entry into the entire structure.

ERRS and START contractors remobilized to the site on January 28, 2013. A rented scissors-lift was used to facilitate building ingress/egress for floors 2 through 5. Walkways were cleared of debris in order to remove slip/trip/falls concerns. Also, the existing stair treads inside the building were repaired to allow safe access to the upper floors.

On January 29, 2013, ERRS, work crews initiated the collection of all intact fluorescent light bulbs. Also, non-asbestos building debris from partial demolition activities was stockpiled on the east side of the building.

On January 30, 2013, START initiated a perimeter air monitoring program for asbestos fiber releases. Also, ERRS work crews began deconstruction of select interior walls to facilitate removal of asbestos pipe-wrap via the glove-bag removal technique inside the elevator shaft.

On February 4, 2013, ERRS, work crews started glove-bag asbestos pipe-wrap removal techniques.

On February 6, 2013, ERRS, work crews initiated wetting down debris on the basement floor. Some interior walls in the basement were removed for safe access and for future asbestos impacted debris removal.

On February 13, 2013, the first truckloads of non-ACM debris were delivered to the Roxana, Illinois, Sub-Title Class "D" Landfill. The last truckload was delivered on March 27, 2013.

On February 26, 2013, ERRS work crews initiated removal of asbestos containing materials from the boiler located in the basement.

On February 29, 2013, ERRS work crews collected all fluorescent light bulbs and safely staged them until such time for future containerization, transportation and disposal.

On March 4, 2013, the first truckload of ACM impacted debris and asbestos pipe-wrap was loaded into double bagged with sealed overwrapped plastic liners and delivered to the Roxana, Illinois, Sub-Title Class "D" Landfill. The last truckload of ACM impacted debris was delivered on March 27, 2013.

On March 19, 2013, a total of 130 4-foot and 36 5-foot fluorescent light bulbs were delivered to Cleanlites Recycling, Inc., in Mason, Michigan for recycling purposes.

On March 28, 2013, a total of 16 used tires were delivered to the Illinois Environmental Protection Agency waste tire holding facility in Cahokia, IL. Also, all the remaining fence sections and heavy equipment was removed and demobilized from the site.

On March 29, 84 cubic yards of clean soil was delivered to the site for restoration of the project staging and support zone.

On April 2, 2012, ER, LLC, completed final site grading and over-seeding of the project staging and support zone.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Pending at this time.

2.1.4 Progress Metrics

Waste Stream	*Medium*	*Quantity*	*Manifest #*	*Treatment*	*Disposal*
Asbesos Containing Materials along with Miscellaneous Building Debris and Rubble	ACM>1% Construction Debris	135.86	NA	Land disposal	Roxana, Illinois Landfill (Special Waste) Subtitle Class "D"
Asbestos Pipe-Wrap	ACM Pipe Insulation	941 linear feet	NA	Land disposal	Roxana, Illinois Landfill (Special Waste) Subtitle Class "D"
General Construction Debris	Construction Debris	211.86	NA	Land disposal	Roxana, Illinois Landfill Subtitle Class "D"
Mercury Containing Fluorescent Bulbs	Mercury containing	141 bulbs	NA	Retort	Reclamation
Waste Tires	Scrap Tires	16	NA	Recycle	Reclamation via IEPA Tire Program

R5 Priorities Summary		
This is an Integrated River Assessment.	Miles of river systems cleaned and/or restored	NA
	Cubic yards of contaminated sediments removed and/or capped	NA
	Gallons of oil/water recovered	NA
	Acres of soil/sediment cleaned up in floodplains and riverbanks	NA
Stand Alone Assessment	Acres Protected	.5
	Number of contaminated residential yards cleaned up	0
	Human Health Exposures Avoided	3.14
	Number of workers on site	10
Contaminant(s) of Concern		

Contaminant(s) of Concern	Asbestos, mercury containing light bulbs.

2.2 Planning Section

U.S. EPA Emergency Response and Removals Branch have completed the removal of friable asbestos materials found during the site assessment. Asbestos abatement work was completed in March of 2013.

2.2.1 Anticipated Activities

No further work is anticipated as friable asbestos removal and disposal tasks are complete.

2.2.1.1 Planned Response Activities

No further work is planned as friable asbestos removal and disposal tasks are complete.

2.2.1.2 Next Steps

None. All friable ACM removal work has been completed.

2.2.2 Issues

In the early morning hours of February 11 and 12, 2013, the site experienced vandalism and theft of the decontamination trailer along with specialized asbestos equipment and supplies. A security services firm was retained to guard the site during night time hours. No additional theft or vandalism occurred thereafter.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

2.4.1 Narrative

A task order was issued to ER, LLC., on:
11/08/2012 for $200,000.
03/26/2013 for $ 25,000. (ceiling increase)
Total expended to date is: $204,834 as of 5/01/2013

The START Technical Directive Document was issued for $25,000 on 11/24/2012. A TDD Amendment for $10,000.00 was approved on April 5, 2013. A total of $28,361 has been spent as of 4/26/13.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	$225,000.00	$204,834.00	$20,166.00	8.96%
TAT/START	$35,000.00	$28,361.00	$6,639.00	18.97%
Intramural Costs				
USEPA - Direct	$35,000.00	$31,479.00	$3,521.00	10.06%
Total Site Costs	$295,000.00	$264,674.00	$30,326.00	10.28%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

2.5.1 Safety Officer

Safety Meetings were held every morning and before the beginning a new work assignment.

2.5.2 Liaison Officer

2.5.3 Information Officer

3. Participating Entities

3.1 Unified Command

US EPA directed all work in the removal effort. All work is completed at this time.

3.2 Cooperating Agencies

The Illinois Environmental Protection Agency was notified that friable asbestos removal work is complete.

4. Personnel On Site

All work is completed at this time.

5. Definition of Terms

ACM – Asbestos Containing Materials
ER, LLC, - Environmental Restoration Limited Liability Corporation
ERRS - Emergency and Rapid Response Services
FPN - Federal Project Number
HASP - Health and Safety Plan
IEPA – Illinois Environmental Protection Agency
NA - Not Applicable
OSC - On-Scene Coordinator
POLREP - Pollution Report
PACM – Presumed Asbestos Containing Materials
PRP - Potentially Responsible Party
START - Superfund Technical Assessment and Response Team

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.